

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER

NOVEMBER 2011



Building a Better Community with You

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PLANNER ON CALL FREQUENTLY ASKED QUESTIONS

The Planner on Call system helps over 1,800 people a year that call, email, or come into the P&DS office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979.764.3570 or POC@cstx.gov.

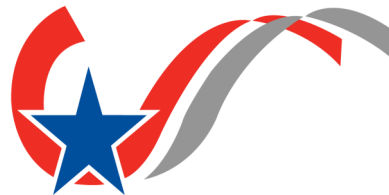
Q: What is the Comprehensive Plan used for? How is it different from the Unified Development Ordinance (UDO)?

A: The Comprehensive Plan was formally adopted in May 2009. It acts as a guide to ensure the goals and objectives of the City are implemented by acting as a long-range planning and policy structure for future growth of the City. This is achieved by addressing topics such as infrastructure, future land use, transportation, and greenways and parks. The Plan provides consistent direction to community leaders that reflects the collaborative long-range vision of College Station citizens, business owners, and investors.

The Unified Development Ordinance is a tool used to implement and fulfill the vision of the Comprehensive Plan by bringing to life the characteristics described in the Plan. The UDO regulates land use (zoning) and the division of land, which allows for ordinances to achieve in more detail what the broad goals the Comprehensive Plan have provided as a guide. The development standards included in the UDO help to ensure that the form, character, and quality of development reflect the goals of the Comprehensive Plan.

Yearly reviews of the Comprehensive Plan are performed to ensure that it remains relevant and to identify any changes necessary for the future growth of the City. As the City grows and evolves, concepts that were once thought to be necessary in the Comprehensive Plan can change as new development is attracted to the City or a shift in what is thought to be needed for the future occurs. This past October, Council adopted amendments to the Comprehensive Plan as part of the yearly review. The UDO is also reviewed yearly to insure that it complements and is in accordance with the Comprehensive Plan.

For additional information regarding the Comprehensive Plan or UDO, please contact the Planner on Call.



CITY OF COLLEGE STATION
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TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↓ 14 %	↓ 20 %

New Commercial:

YTD - 1 yr	YTD - 2 yr
↑ 4 %	↑ 64 %

Total Permits:

YTD - 1 yr	YTD - 2 yr
↑ 8 %	↑ 10 %

Year-to-date, single-family home permits decreased in quantity when compared to last year at this time, November 2010, and decreased when compared with two years ago, November 2009.

Year-to-date, new commercial permits experienced an increase in quantity when compared to last year at this time, November 2010, and increased when compared with two years ago, November 2009.

Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, November 2010, and experienced an increase when compared with two years ago, November 2009.



POPULATION: THE NOVEMBER POPULATION ESTIMATE IS 96,890

BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	276	233	144	112	18	13	6	802
FEBRUARY	178	197	130	91	21	2	3	622
MARCH	311	298	158	141	11	14	13	946
APRIL	363	277	176	139	26	13	17	1011
MAY	413	331	221	192	19	8	11	1195
JUNE	418	345	246	214	28	14	15	1280
JULY	460	341	300	280	16	8	14	1389
AUGUST	343	306	298	242	33	17	18	1257
SEPTEMBER	223	225	175	153	24	12	15	827
OCTOBER	183	199	125	112	11	9	7	646
NOVEMBER	239	172	129	116	9	9	4	678

CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ ZONING	RENTAL REGISTRATION	MISCELLANEOUS	TOTAL
JANUARY	64	6	23	1	8	378	60	140	241	921
FEBRUARY	39	27	11	1	2	278	110	79	242	789
MARCH	278	35	26	11	14	338	124	105	370	1301
APRIL	342	25	19	11	12	173	232	157	389	1360
MAY	142	18	15	7	10	298	182	232	430	1334
JUNE	179	9	21	17	4	148	157	290	520	1345
JULY	138	11	13	6	14	98	164	239	493	1176
AUGUST	151	15	63	14	13	242	78	139	459	1174
SEPTEMBER	91	38	34	17	17	256	75	107	332	967
OCTOBER	205	13	18	50	7	123	76	93	47	632
NOVEMBER	85	5	15	7	3	144	128	63	67	517

REZONING SCOOP:

PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
11-500158	300 Texas Ave.	1.97	R-4 & C-1 to PDD	17-Nov-11	Approved	8-Dec-11	Approved
11-500128	1401 Arnold Rd	17.07	R-1 to PDD	15-Dec-11		12-Jan-11	
11-500024	12900 Old Wellborn Rd.	2.39	A-O to PDD	5-Jan-11		26-Jan-11	
11-500146	4050 Holleman Dr. S.	10.434	R-3 to R-6	5-Jan-11		26-Jan-11	



BUILDING PERMIT TOTALS:

Month of November 2011						Month of November 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	18	18	46,455	34,679	\$2,679,175	48	48	\$5,426,926
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0			\$1,021,406	0	0	\$0
Apartment	3	26	33,123	30,770	\$1,381,000	6	95	\$9,260,068
Residential Addition	6	N/A	5,254	2,410	\$187,463	1	N/A	\$33,500
Residential Remodel	12	N/A	301	301	\$91,565	11	N/A	\$302,349
Residential Garage/Carport Addition	0	N/A	N/A	N/A	\$0	5	N/A	\$81,900
Residential Demolition	1	N/A	N/A	N/A	\$800	1	N/A	\$500
Residential Slab Only-SF	26	N/A	N/A	N/A	\$247,039	0	N/A	\$0
Residential Slab Only-DPLX	6	N/A	N/A	N/A	\$116,620	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	2	N/A	N/A	N/A	\$100,000	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	1	N/A	361,312	361,312	\$37,301,820	4	N/A	\$352,900
Commercial Remodel	6	N/A	N/A	N/A	\$743,900	5	N/A	\$396,000
Commercial Addition/Retaining Wall	1	N/A	N/A	N/A	\$150,000	0	N/A	\$0
Commercial Demolition	1	N/A	N/A	N/A	\$20,000	1	N/A	\$3,000
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	2	N/A	N/A	N/A	\$66,000	4	N/A	\$123,500
Sign	5	N/A	N/A	N/A	N/A	5	N/A	N/A
Moving & Location	1	N/A	N/A	N/A	\$1,500	0	N/A	\$0
Storage / Accessory	4	N/A	N/A	N/A	\$58,907	1	N/A	\$3,000
Roofing	3	N/A	N/A	N/A	\$20,298	6	N/A	\$23,500
TOTALS	98	44	446,445	429,472	\$44,187,493	98	143	\$16,007,143

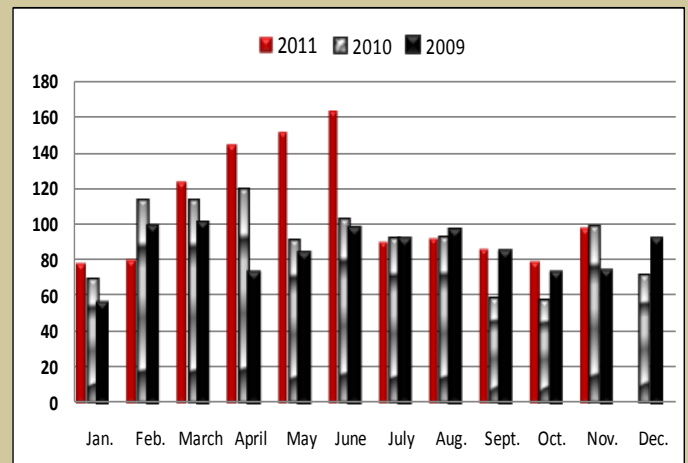
January 1, 2011 - November 30, 2011						January 1, 2010 - November 30, 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	382	382	926,985	727,437	\$51,448,008	446	446	\$60,296,857
Duplex	5	10	18,979	17,782	\$975,114	1	0	\$137,280
Tri-plex/Four-plex	8	32	81,218	77,146	\$3,916,134	0	0	\$0
Apartment	57	424	586,927	526,901	\$38,142,081	20	200	\$21,025,880
Residential Addition	71	N/A	47,680	31,899	\$2,962,166	55	N/A	\$1,593,984
Residential Remodel	113	N/A	34,189	32,639	\$2,223,904	108	N/A	\$2,187,130
Residential Garage/Carport Addition	6	N/A	N/A	N/A	\$171,700	9	N/A	\$141,400
Residential Demolition	29	N/A	N/A	N/A	\$264,020	13	N/A	\$45,700
Residential Slab Only-SF	39	N/A	N/A	N/A	\$453,551	5	N/A	\$32,940
Residential Slab Only-DPLX	10	N/A	N/A	N/A	\$193,412	0	N/A	\$0
Residential Slab Only-3&4	1	N/A	N/A	N/A	\$20,000	0	N/A	\$0
Residential Slab Only-Apt.	24	N/A	N/A	N/A	\$3,022,326	22	N/A	\$2,310,940
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	1	N/A	\$100,000
New Commercial	59	N/A	939,343	917,810	\$110,824,073	58	N/A	\$149,705,710
Commercial Remodel	71	N/A	N/A	N/A	\$6,479,267	54	N/A	\$6,694,409
Commercial Addition/Retaining Wall	18	N/A	N/A	N/A	\$3,368,973	19	N/A	\$1,959,741
Commercial Demolition	19	N/A	N/A	N/A	\$280,638	10	N/A	\$184,700
Commercial Slab Only	2	N/A	N/A	N/A	\$226,654	3	N/A	\$199,900
Swimming Pool	47	N/A	N/A	N/A	\$2,254,588	48	N/A	\$1,794,074
Sign	123	N/A	N/A	N/A	N/A	106	N/A	NA
Moving & Location	1	N/A	N/A	N/A	\$1,500	0	N/A	\$0
Storage / Accessory	42	N/A	N/A	N/A	\$532,199	29	N/A	\$96,400
Roofing	57	N/A	N/A	N/A	\$600,466	92	N/A	\$512,557
TOTALS	1184	848	2,635,321	2,331,614	\$228,360,774	1099	646	\$249,019,602



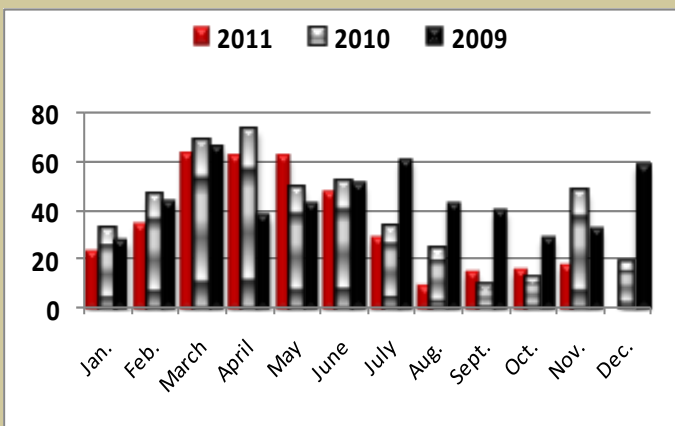
PERMITS BY TYPE YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	382	382	\$51,448,008
Duplex	5	10	\$975,114
Tri-Plex/Four-plex	8	32	\$2,894,728
Apartment	57	424	\$36,761,081
New Commercial	59	N/A	\$110,824,073
Commercial Remodel	71	N/A	\$6,479,267

TOTAL PERMITS 3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS 3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS 3 YEAR—COMPARISON BY MONTH

